7525 CAMBIE STREET

MIXED-USE DEVELOPMENT

WESGROUP

YAMAMOTO ARCHITECTURE

Groundswell LANDSCAPE ARCHITECTURE

REZONING APPLICATION

OCTOBER 7, 2025

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REZONING INTENT

Wesgroup Properties is excited to submit this Rezoning Application for 7525 Cambie Street. This new direction provides an incredible opportunity to build off the work that has been done through the previously approved Rezoning, and to advance the concept of a replicable mass timber tower on a real site. The initial rezoning was for a six storey, mass timber building that was in compliance with the Cambie Corridor Plan. It was well received by Council in May 7, 2024 and was approved shortly after the TOA measures were introduced by the Province. The introduction of the increased TOA densities and heights for this site made us re-think its highest and best use, and to apply the lessons learned in our mass timber research for our River District mass timber tower proposal.

Wesgroup Properties is committed to the advancement of mass timber construction, supporting local industry and resources and helping to develop a new building typology that can deliver housing with less risk. While the goals of more affordable, locally made, and quickly delivered housing are front of mind for policy makers and industry, this project offers a real opportunity to kick start a new approach on a well suited site and by a qualified and committed team.

PROJECT DESCRIPTION

This Rezoning Application is in response to the comments received from the Letter of Enquiry submitted on May 28, 2025. The comments that were provided for the approved design have been incorporated as appropriate into this new proposal. We are eager to work with the City in expediting review and approval of this proposal, given that a lot of legwork has been already done through the previous application. The enclosed Rationale document highlights innovative approaches to how we have applied lessons learned in creating a new mass timber typology that could be replicable throughout the City.

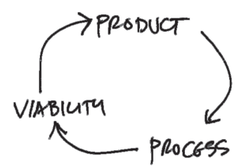
The proposed building is a twelve-storey mixed-use mass-timber tower with a two level concrete podium. A total of 97 units are proposed with commercial and amenity or service spaces at grade. The 19,758 sq.ft. site is a single corner lot on the southwest corner of Cambie Street and West 59th Avenue. A 2M dedication is provided along the length of the West 59th Avenue side to allow for road widening and frontage improvements. Widened sidewalks in the form of SRWs are proposed along the commercial frontages on both West 59th Avenue and Cambie Street. The proposal includes a total gross floor area of 113,446 sq.ft. of which 6,888 sq.ft. is commercial space, 2,244 sq.ft. of indoor and 6,953 sq.ft. of outdoor amenity space.

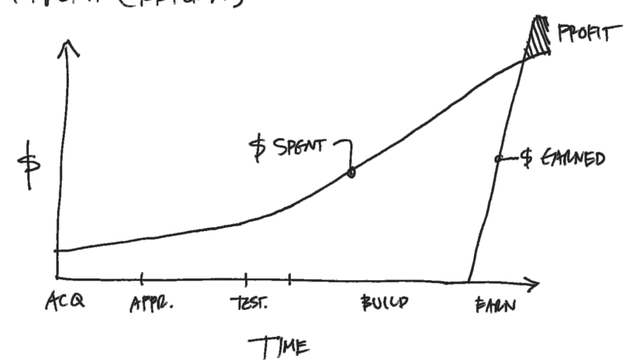
A total of 97 market residential units are proposed, with a diverse mix of studio, one-bedroom, two-bedroom and three bedroom rental units all within the tower portion of the development. Bike parking, additional bulk storage and mechanical services are strategically relocated to the second level of the podium which creates an efficient parkade that is only one-level deep. Maximized surface-level parking at the lane for the required commercial, visitor and loading spaces further allows the one-level parkade to contain all residential parking. A density of 4.19 FSR and a height of 144 ft. is proposed.

WESGROUP EXPERIENCE

GOAL: TOTAL PROJECT VALUE > TOTAL PROJECT COST + PROFIT (RETURN)

HOW:



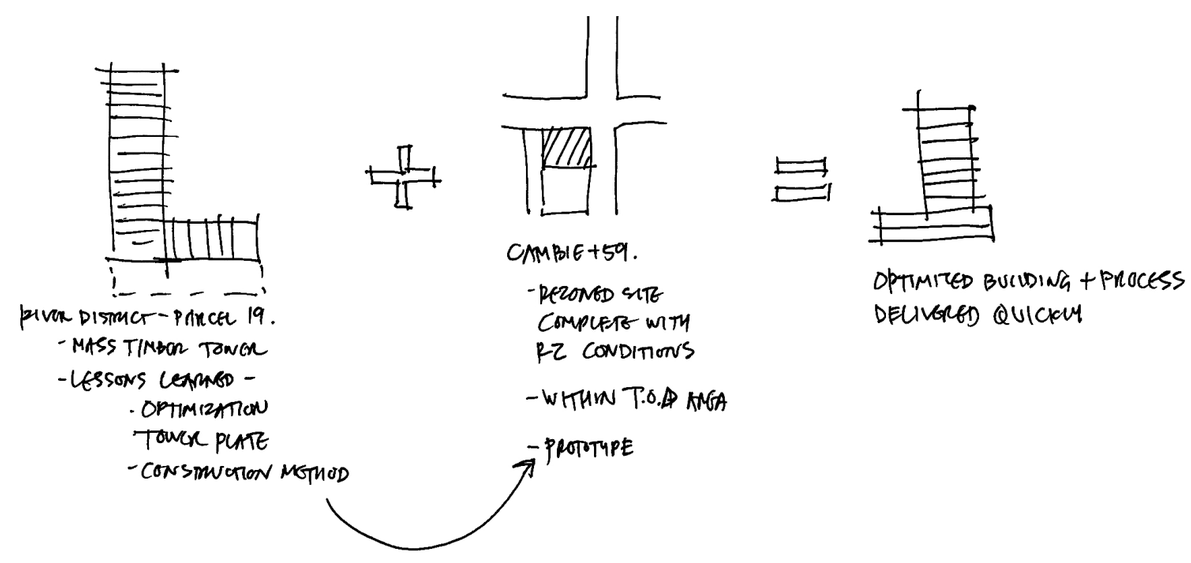


ISSUE: RISK ≠ REWARD

FOR MASS TIMBER, MUST INNOVATE ON:

1. MATERIAL (TIMBER)
2. METHODOLOGY (DFM/PRE-FAB/OFF-SITE)

RESULT: THEORETICAL "REWARD" FOR INNOVATING ON EITHER (LET ALONE COMPOUNDING TOGETHER) IS NOT WORTH THE RISK OF EXPLORING NOR EXECUTING

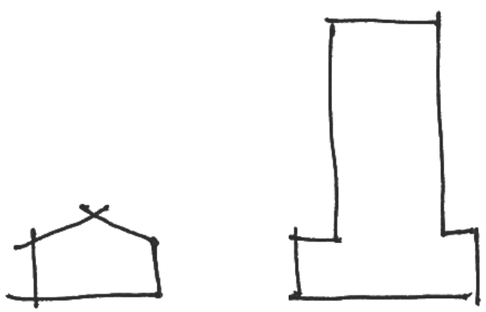


INNOVATIVE PROTOTYPE?

VANCOUVER SPECIAL 2.0: EXEMPLIFIES PRINCIPLES + ENABLES DEMONSTRATION TOWARDS SHARED OUTCOMES

VANCOUVER SPECIAL 2.0

A NEW VANCOUVER SPECIAL TOWER



SIMPLE:
- 10 UNITS/FLOOR IN STACKED FORMAT
- MARKET SIZES/LAYOUTS

FLEXIBLE:
- ADAPTABLE TO MANY SITES
- FLOORPLANS + LAYOUTS CAN BE ADJUSTED
- # STOREYS ADJUSTABLE WHILE STILL MEETING POLICY

EFFICIENT:
- BUILDS LESS TOTAL AREA TO ACHIEVE EQUIVALENT OUTCOME

* VIABLE:
- ALIGNED WITH DIRECTION OF COV POLICY

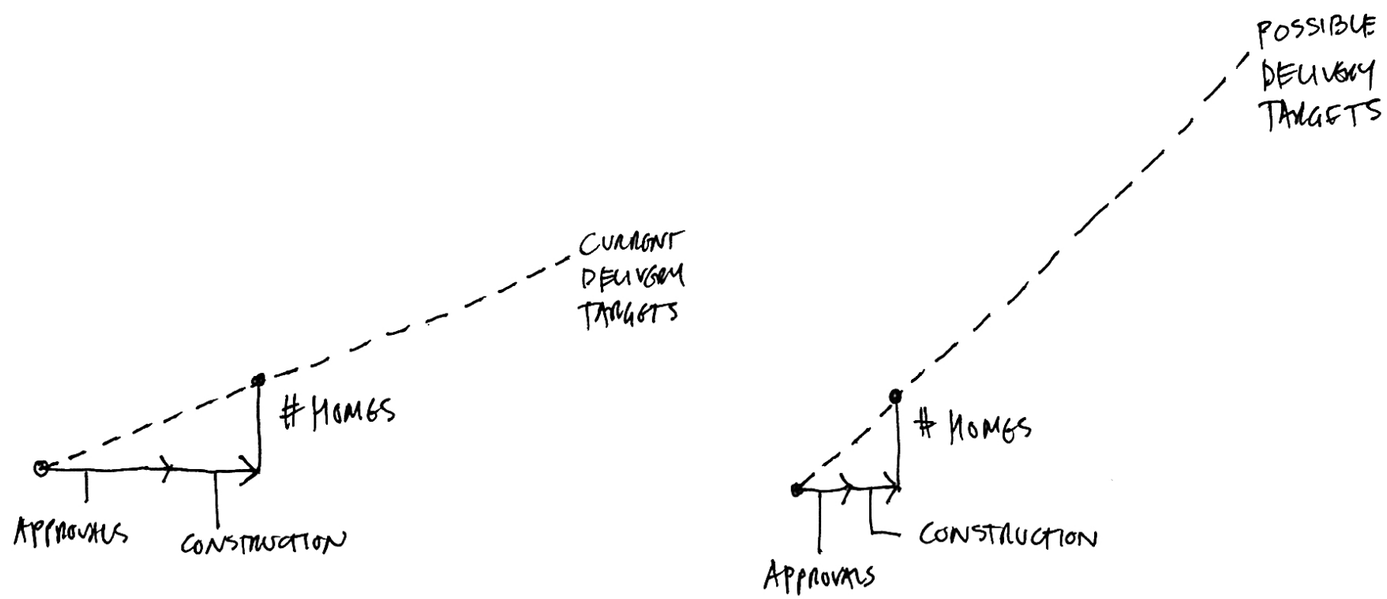
DEPLOYABLE:
- APPLICABLE TO MANY UPCOMING PLANS/AREAS
- IDEAL IS FOR METHODOLOGY TO BE DEMONSTRATED + OPTIMIZED + IMPROVED UPON RE-DEPLOYED EXECUTION

* DEPENDENT ON CONSTRUCTION TRADE-OFFS AND WHAT IS BEING OPTIMIZED FOR

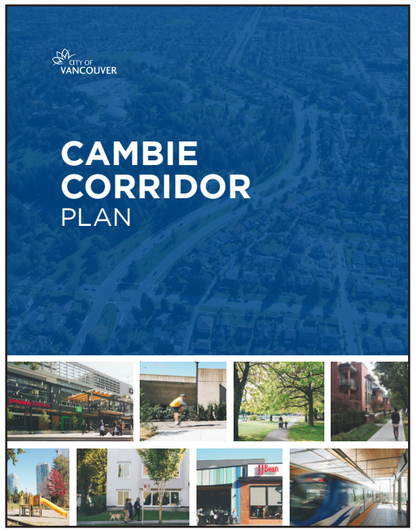
* CRITICAL TO CONTINUE TO COLLABORATE – NOT A ONE-TIME EXERCISE TO OPTIMIZE POLICY + PRODUCT TOWARD SHARED OUTCOMES

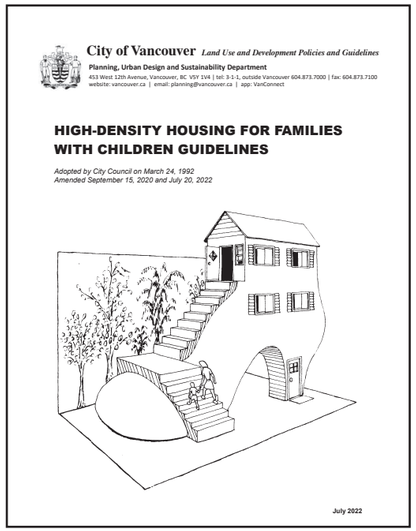
DEVELOPMENT CASE

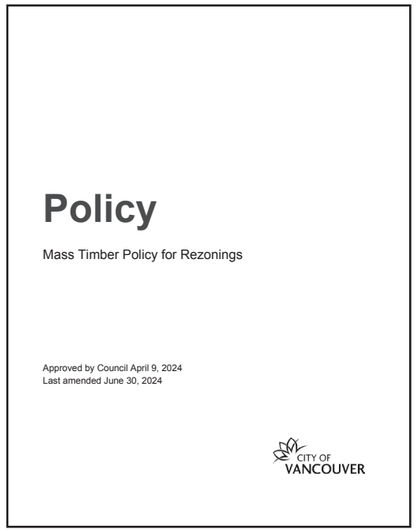
HOUSING DELIVERY TARGETS AS
A FUNCTION OF APPROVALS + CONSTRUCTION TIME

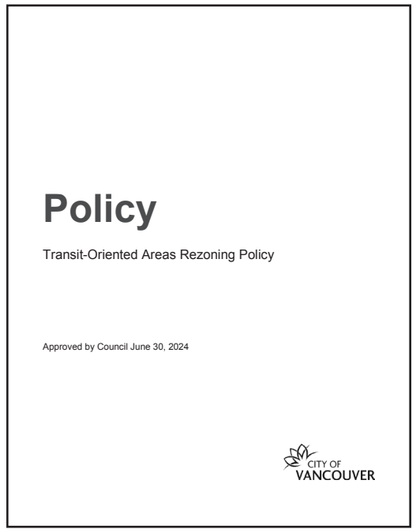


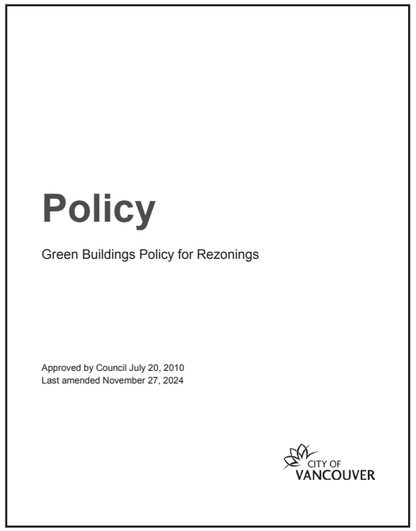
APPLICABLE POLICIES AND GUIDELINES

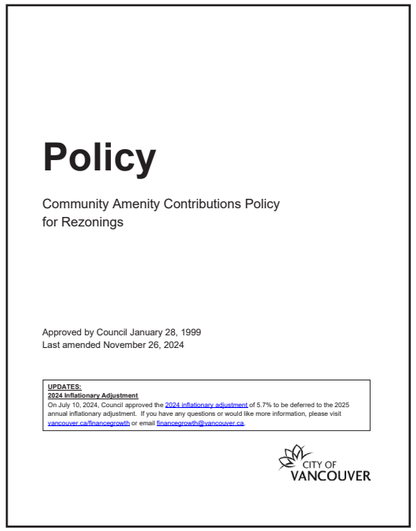


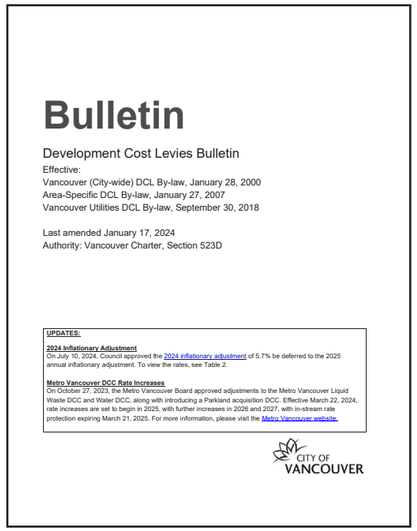


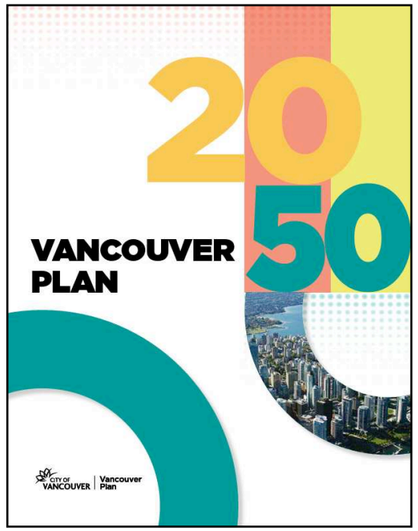




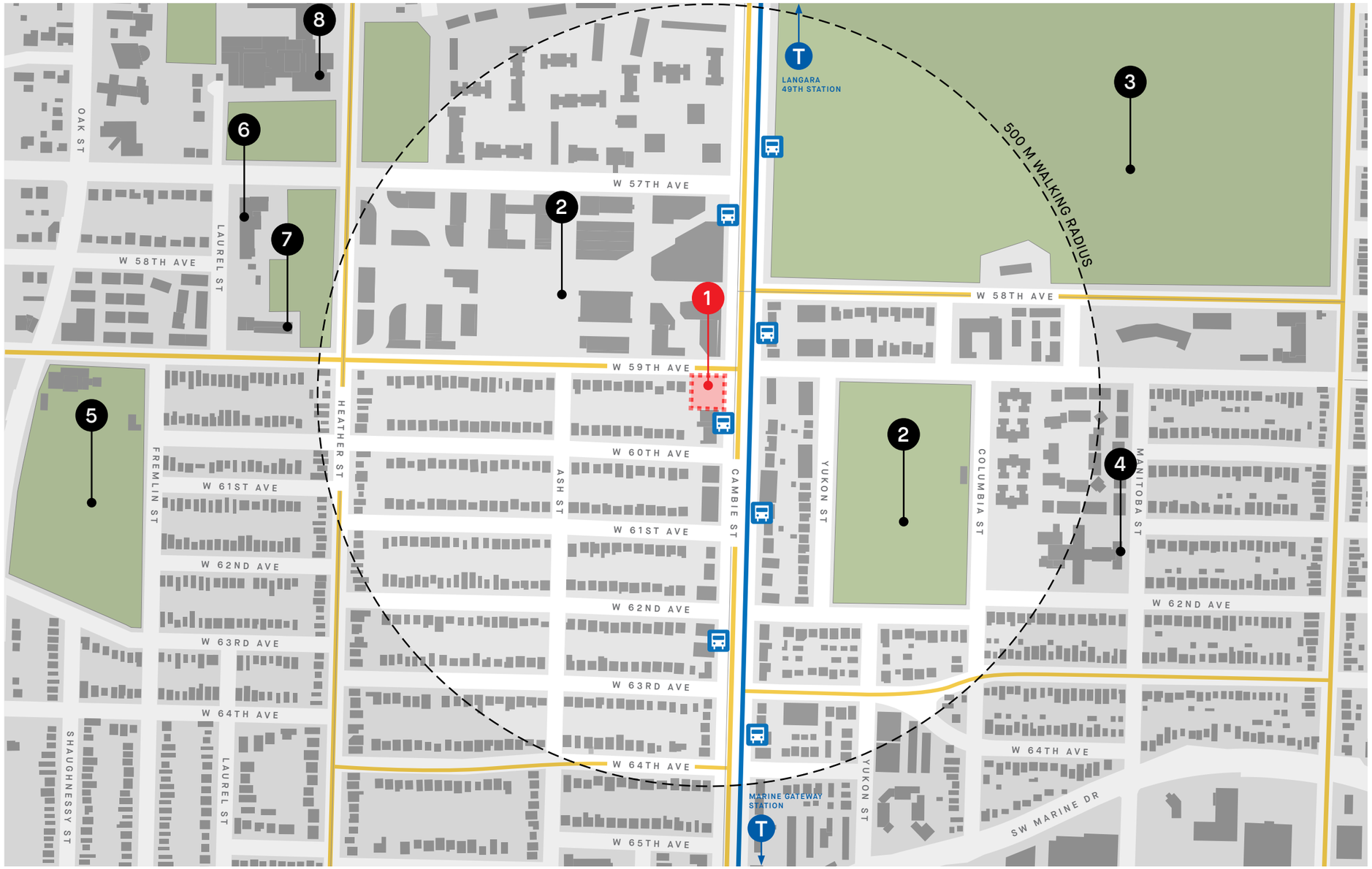








NEIGHBOURHOOD CONTEXT



1 SUBJECT SITE

2 WINONA PARK

3 LANGARA GOLF COURSE

4 ST VINCENT'S HOSPITAL LANGARA

5 OAK PARK

6 SIR WILFRED LAURIER ELEMENTARY SCHOOL

7 IDEAL MINI SCHOOL

9 SIR WINSTON CHURCHILL SECONDARY SCHOOL

10 PEARSON DOGWOODS

11 LANGARA + 49TH SKYTRAIN STATION (1KM)

12 MARINE GATEWAY SKYTRAIN STATION (800M)

BUS STOP

SKYTRAIN STATION

SUBJECT PROPERTY

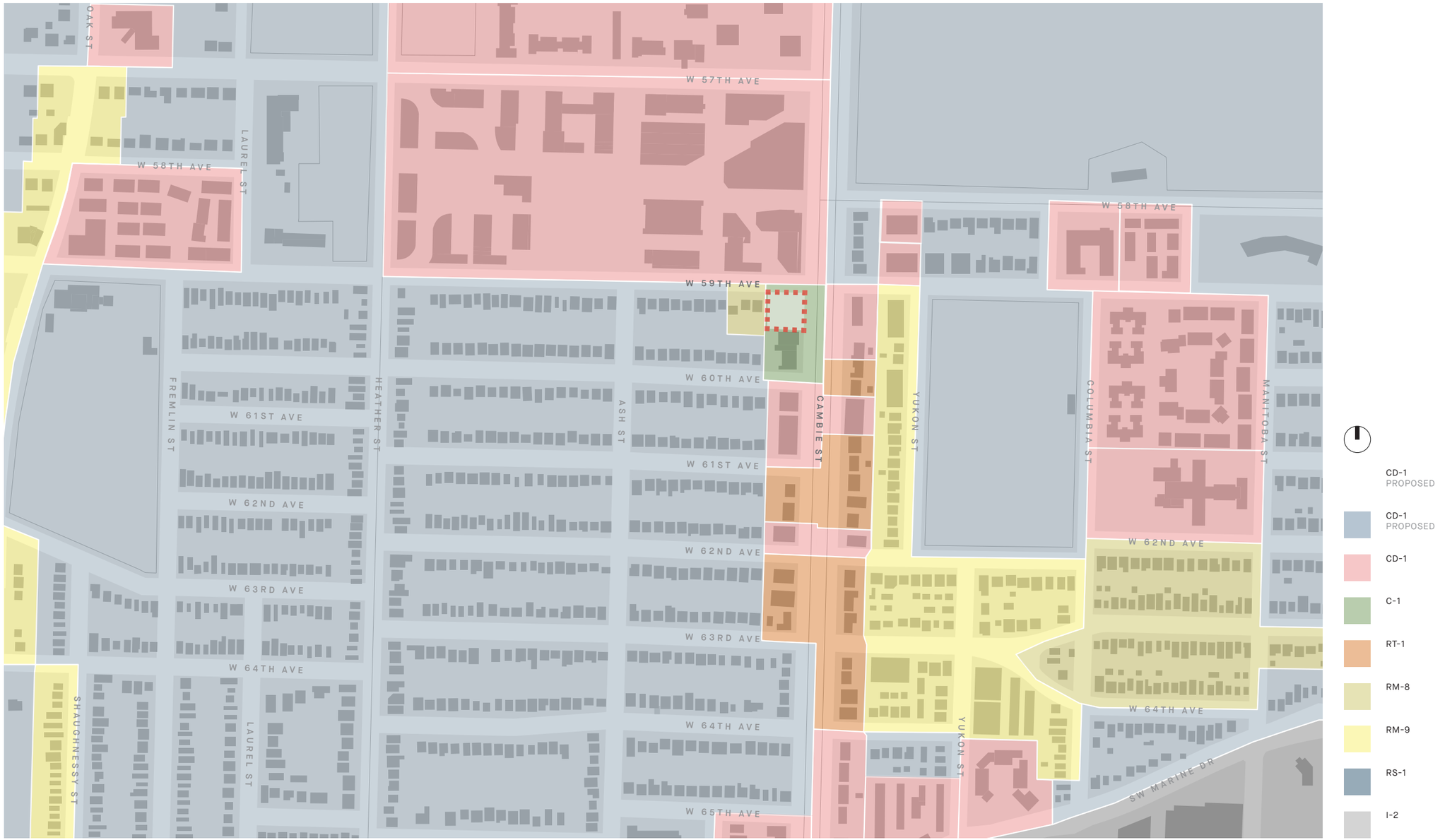
500M WALKING CIRCLE

FTN BUS ROUTES

BIKE ROUTE

PARKS / GREEN SPACES

ZONING

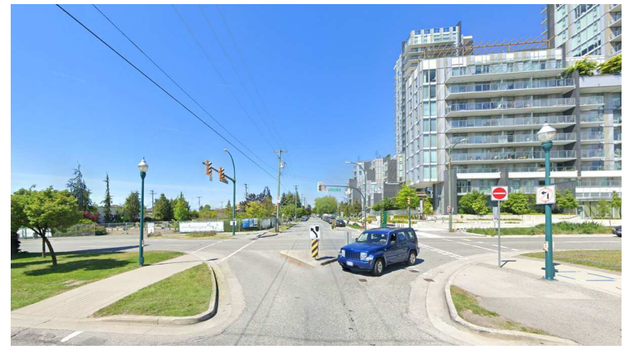

OAK ST
W 57TH AVE
W 58TH AVE
LAUREL ST
W 58TH AVE
W 59TH AVE
W 60TH AVE
FREMLIN ST
HEATHER ST
ASH ST
CAMBIE ST
YUKON ST
COLUMBIA ST
MANITOBA ST
W 61ST AVE
W 61ST AVE
W 62ND AVE
W 62ND AVE
W 63RD AVE
W 63RD AVE
W 64TH AVE
W 64TH AVE
W 64TH AVE
W 65TH AVE
SHAUGHNESSY ST
LAUREL ST
YUKON ST
SW MARINE DR
CD-1
PROPOSED
CD-1
PROPOSED
CD-1
C-1
RT-1
RM-8
RM-9
RS-1
I-2

B

BUILDING HEIGHTS + USAGE

SITE PHOTOS

1 | VIEW ALONG W 59TH AVE AND CAMBIE ST LOOKING EAST



2 | VIEW ALONG W 59TH AVE AND CAMBIE ST LOOKING WEST

3 | VIEW ALONG W 59TH AVE AND LANE LOOKING WEST

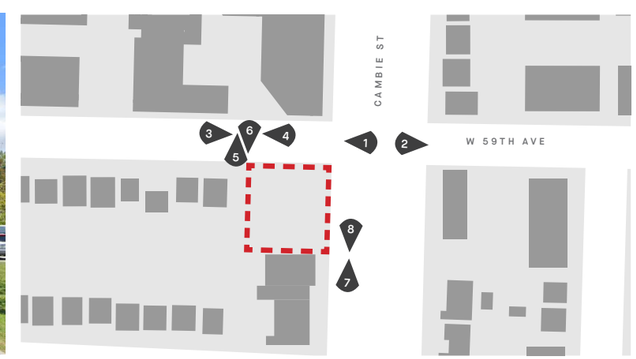
4 | VIEW ALONG W 59TH AVE AND LANE LOOKING EAST

5 | VIEW ALONG LANE LOOKING SOUTH

6 | VIEW ALONG LANE LOOKING NORTH

7 | VIEW ALONG CAMBIE ST LOOKING SOUTH

8 | VIEW ALONG CAMBIE ST LOOKING NORTH



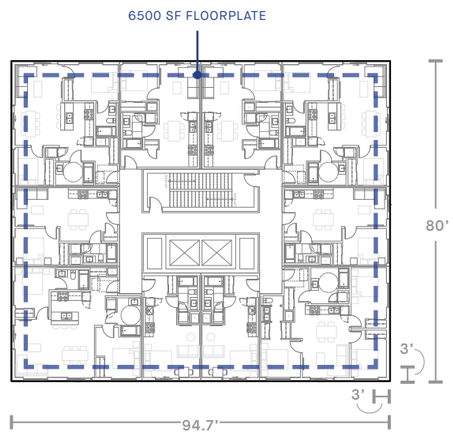
KEY PLAN

PROJECT SITE

TOWER PLATES

Critical to the success of mass timber is a simple building form and grid. Tower plates have been restricted in size, which reduces efficiency and typically requires different unit breakdowns on different floors in order to meet the required proportion of family units. The proposal marginally increases the tower plate to 7600 SF, which is a minor increase of 6' in width and length. With this minor increase in tower plate we are able to achieve two key objectives. Firstly, the ratio of family units is achieved on every floor, meaning that the tower height is flexible and units will stack to meet requirements no matter how tall or short the tower is. Secondly, the increased tower footprint increases efficiency by 2.6% per floor, and allows for more homes over less storeys.

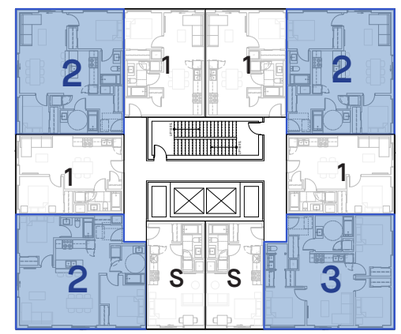
Balconies are inherently challenging when it comes to energy efficiency and thermal bridging. With mass timber, balconies are even more challenging, and add significant cost and complexity. Rather than provide a 6' x 9' balcony for every unit, the proposal makes use of the large podium roof to provide generous, communal open space that can be used by all residents. This encourages sociability and fosters a sense of community within the building. The elimination of balconies also reduces the overall building bulk, off-setting the slightly larger footprint.



FLOORPLATE

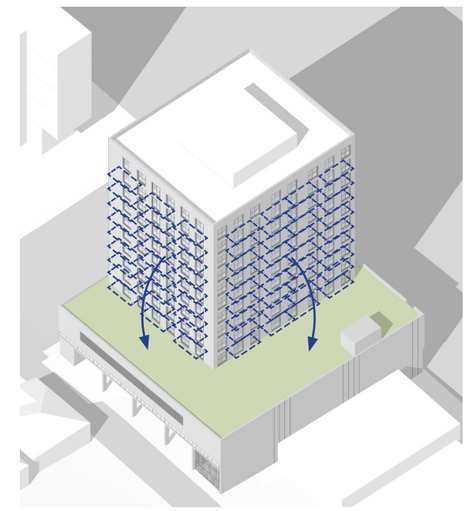
The proposed floorplate is 7600 SF. The additional 3' along the perimeter allows for a more efficient floorplate with 10 units per floor and offering a diverse unit mix.

Insuite storage units have been relocated to the L2 service podium, allowing for more efficient unit layouts.



FAMILY UNITS

40% family units are provided no matter the tower height and based on the stacked floorplate.



NO BALCONIES

Balconies are removed to allow for the implementation of efficient mass timber connections and an overall better performing building envelope.

The omission of balconies is compensated by way of a generous communal outdoor amenity space.

There is a total of 6,953 SF outdoor amenity space currently provided on the rooftop of the level 2 podium.

If the average personal outdoor balcony equates to 54 SF (6' x 9'), the provided outdoor amenity space offers 63 SF of outdoor space / unit (6,953 SF / 111 units).

C

UNIT MIX

STUDIO

#405	353 SF
#406	353 SF

1 BEDROOM

#401	490 SF
#403	495 SF
#408	495 SF
#410	490 SF

2 BEDROOM

#402	775 SF
#404	820 SF
#409	775 SF

3 BEDROOM

#407	820 SF

TOTAL UNITS
PER TYPICAL FLOOR

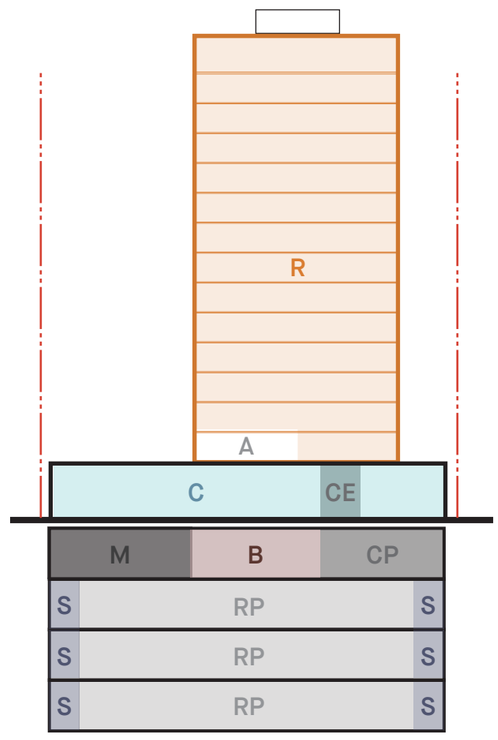
10

TOTAL UNITS

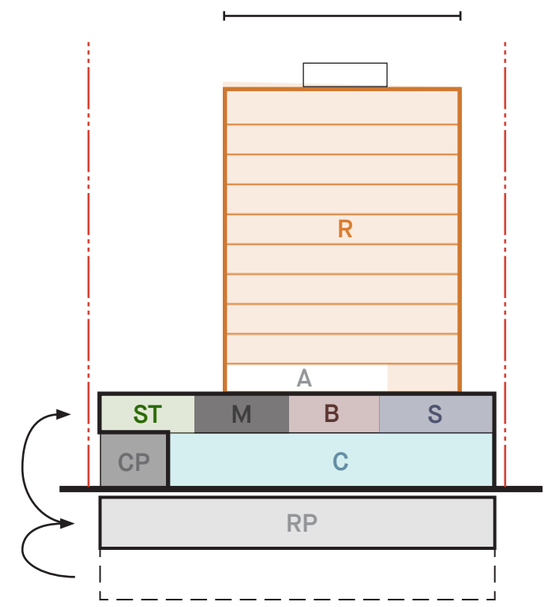
97

CONSTRUCTION APPROACH AND PROGRAM

As we learned in the River District, deep excavations are extremely costly and can make a project unviable. While parking minimums are no longer being enforced, minimum numbers of cars are still required to lease out rental apartments. As the number of units increases, the number of bikes increases as well. In typical projects, bicycle parking is located on P1, which creates an extremely inefficient parkade. Cars must circulate through a wide drive aisle, often navigating one or more levels of the parkade and excavation, before reaching the first parking stalls. Our proposal minimizes the excavation to only one level, almost exclusively to park cars. Utility rooms are moved to grade or level 2, and bikes are loaded on level 2, with a dedicated, oversized elevator providing convenient access to both bikes and mechanical rooms.



CONVENTIONAL TOWER



OPTIMIZED TOWER

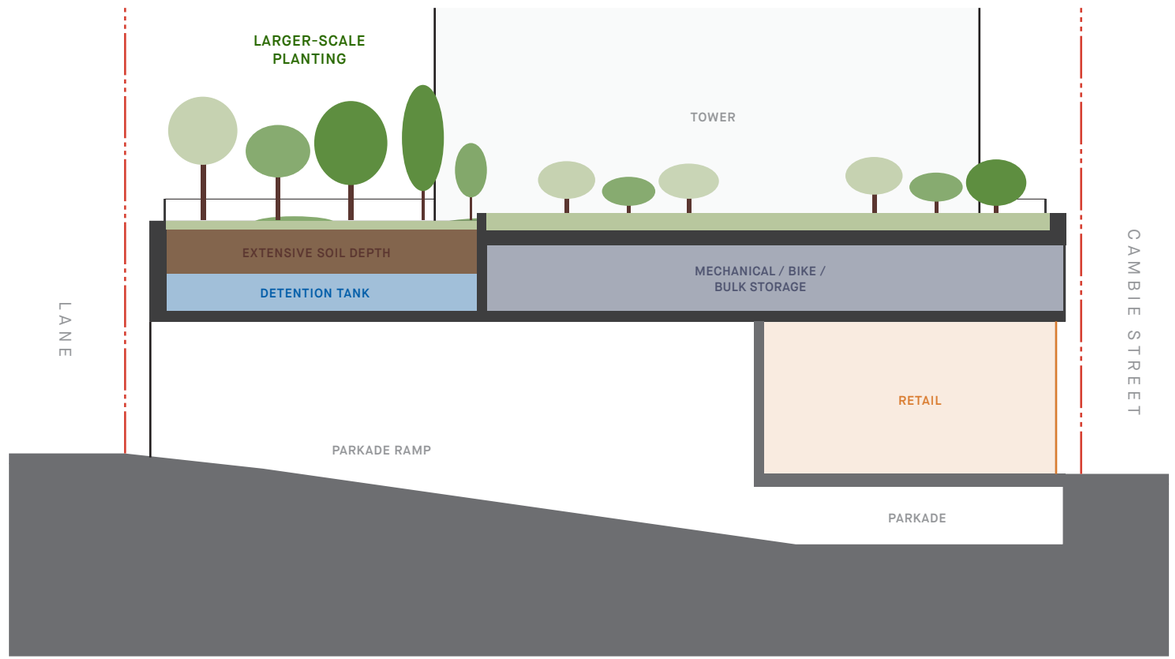
A	AMENITY
B	BIKE STORAGE
C	COMMERCIAL
CE	COMMERCIAL ELEVATOR
CP	COMMERCIAL PARKING
M	MECHANICAL
R	RESIDENTIAL
RP	RESIDENTIAL PARKING
S	STORAGE
ST	STORMWATER TANK

LEVEL 2 PODIUM OPPORTUNITIES

Level 2 of the podium satisfies many of the technical requirements of the building, including bike storage, unit storage, and building utility rooms. By locating these within level 2, the parkade efficiency is greatly increased, and excavation decreased. However, beyond satisfying these requirements, the level 2 podium is an opportunity to achieve other objectives related to landscaping and stormwater detention. The podium is conceived as a plinth that effectively covers the entire site, maximizing the amount of outdoor amenity space provided on its roof.
The size of the podium allows for areas of soil depth and large-scale planting that contributes to the large-scale planting, and reduces the amount of stormwater needing detention. The stormwater detention that is required can also be located within level 2, situated above the parkade ramp or surface parking areas to mitigate the risk of water stored above interior spaces.

Since this interstitial Level 2 area is limited to semi-conditioned space and accommodates uses and services typically found in below-grade parkades, we propose that it should be excluded from the Floor Space Ratio (FSR) calculation.

To note, this area is made up of 14,481 SF service and storage and 2,231SF of circulation.

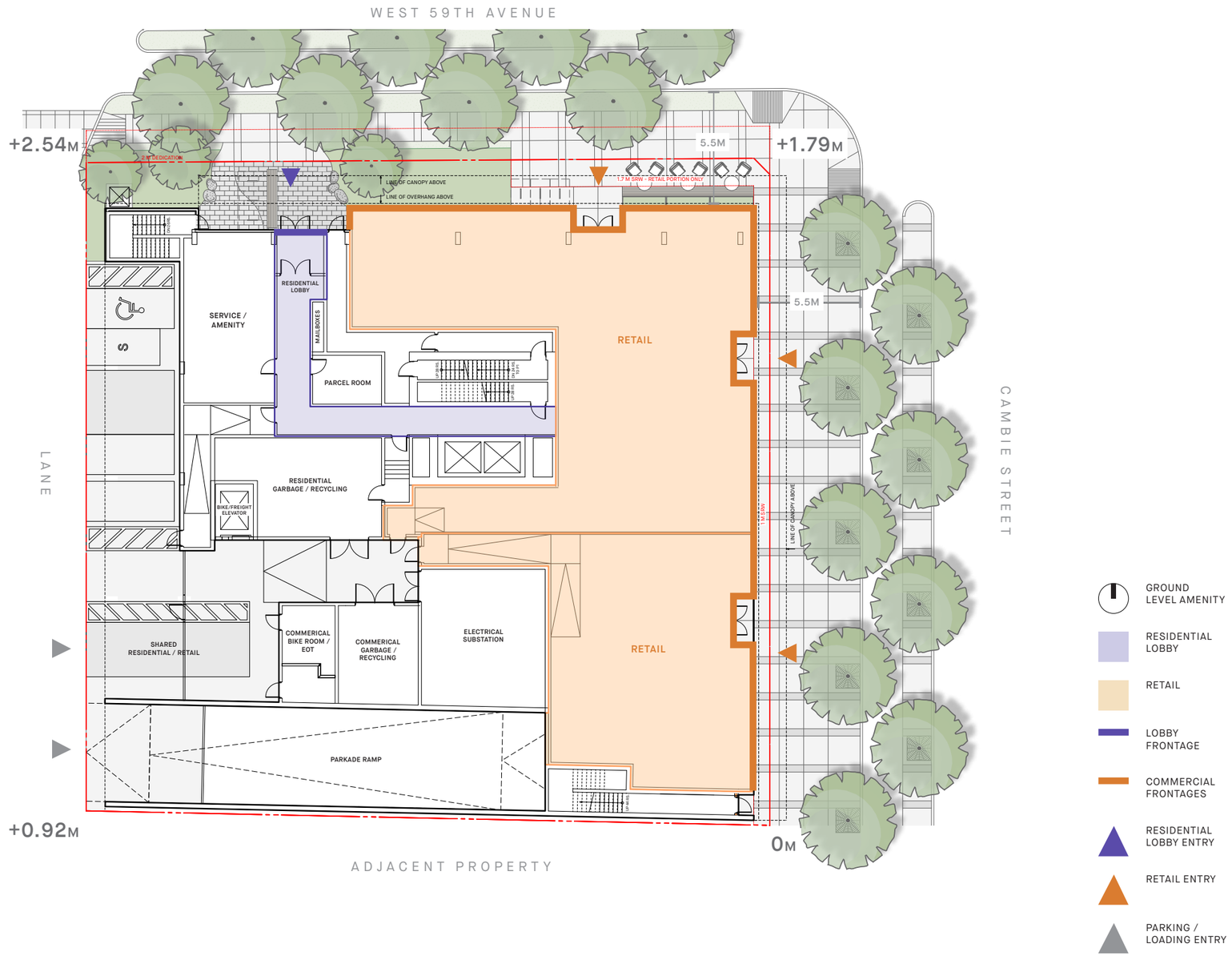


SITE ORGANIZATION PLAN

Commercial space proposed along the entire Cambie Street frontage, as well as the eastern portion of the West 59th frontage. The commercial frontages are set back to provide a 5.5m SRW from back of curb along both streets, in addition to the 2m dedication provided along West 59th Avenue.

The residential lobby is located on West 59th, where it is located on the less busy frontage and marks a transition towards amenity space along the west. A setback along the lane is created to allow for surface parking and loading.

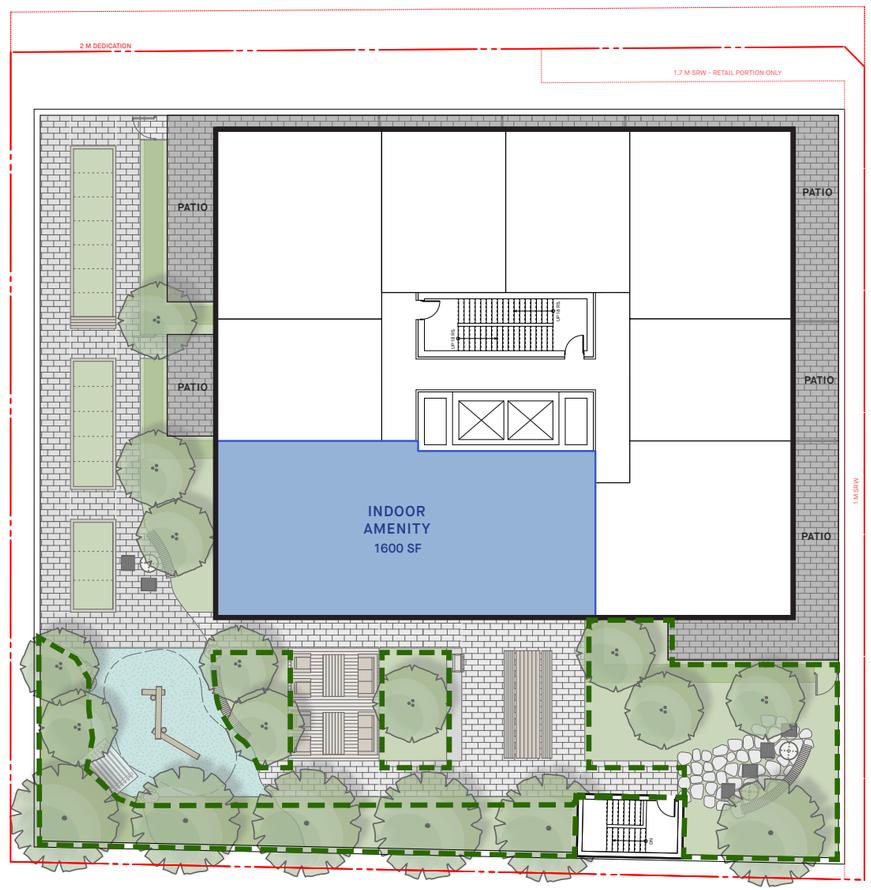
The site slopes down towards the south, providing desirable retail heights for all commercial spaces. Surface parking and loading is provided all along the lane, while entry into the single level of residential parking is accessed through the lowest possible elevation along the southwestern portion of the lane.



PODIUM AMENITY PLAN

Aside from housing bikes, unit storage, and building utilities, the podium provides a large outdoor amenity space for residents. The outdoor amenity space provides 6.7 m² of outdoor space per unit, which satisfies the CIty's current guidelines for units that do not have private balconies. The communal outdoor space is large enough to accommodate multiple user groups and programs, urban agriculture, and the large-scale planting that helps with the reduction of heat island effect, particularly on the south and west sides of the project at the amenity level. The location of the tower on the northeast corner of the site ensures optimal solar exposure for the entire podium.

Opportunities for large scale planting will be explored as the design evolves. The space above the parkade entry ramp is ideally suited for both the deeper soil depths and stormwater detention.



GROUND LEVEL AMENITY

PRIVATE OUTDOOR PATIO SPACE

INDOOR AMENITY

LARGER-SCALE PLANTING ZONE

STREETSCAPE ELEVATION | COMPARISON TO INITIAL REZONING

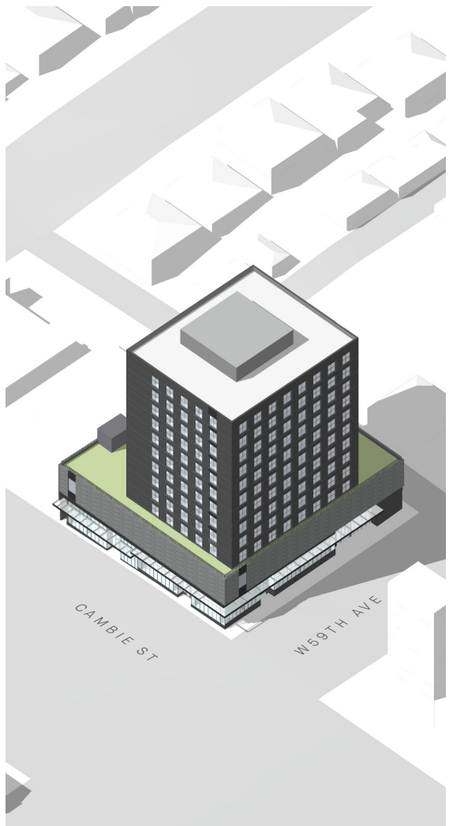
GROUND LEVEL AMENITY

CURRENT CONTEXT BUILDINGS

INITIAL REZONING
6-STOREY

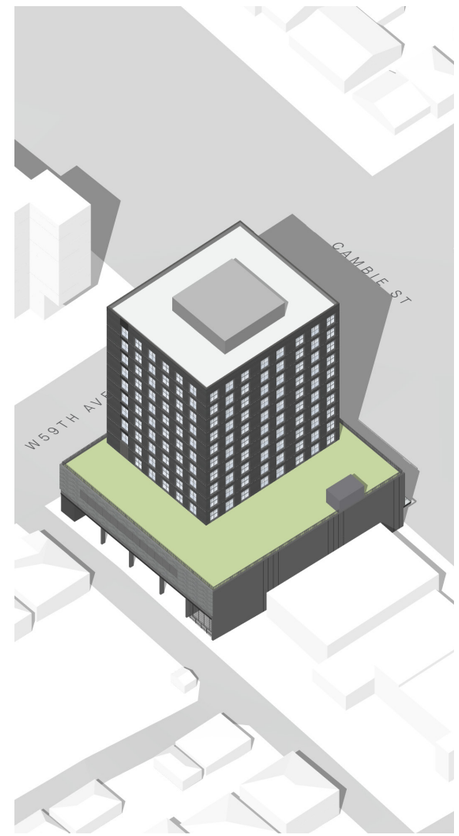
FUTURE CAMBIE CORRIDOR DEVELOPMENT
6-STOREY

AERIAL PERSPECTIVES

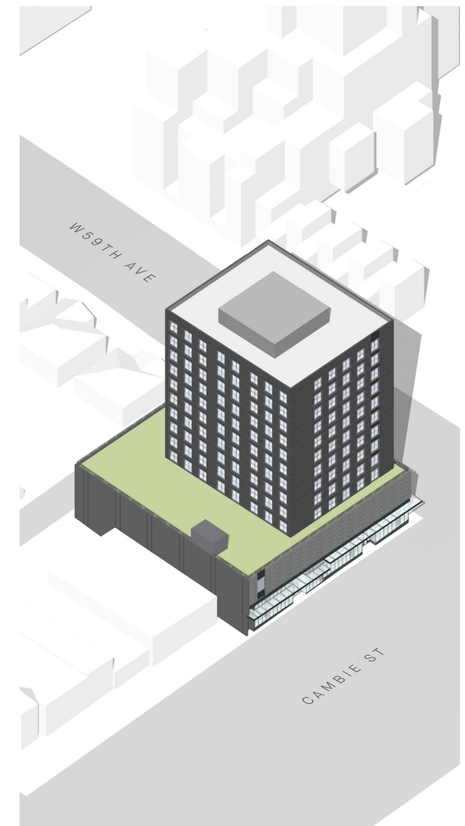


NORTHEAST CORNER

NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER

RENDERING | DAY

VIEW FROM THE CORNER OF WEST 59TH AND CAMBIE ST

RENDERING | NIGHT

VIEW ALONG CAMBIE ST

RENDERING | OUTDOOR AMENITY

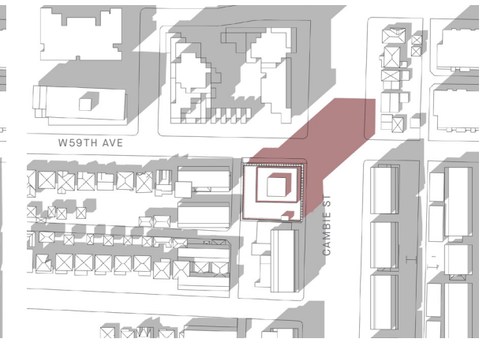
AERIAL OF OUTOODR AMENITY

SHADOW STUDY

MARCH 21 | 10:00 AM

MARCH 21 | 12:00 PM

MARCH 21 | 2:00 PM



MARCH 21 | 4:00 PM

JUNE 21 | 10:00 AM

JUNE 21 | 12:00 PM

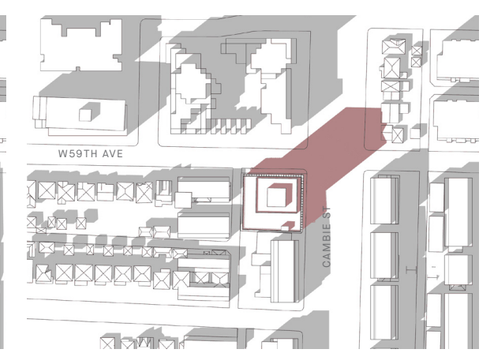
JUNE 21 | 2:00 PM

JUNE 21 | 4:00 PM

SEPTEMBER 21 | 10:00 AM

SEPTEMBER 21 | 12:00 PM

SEPTEMBER 21 | 2:00 PM

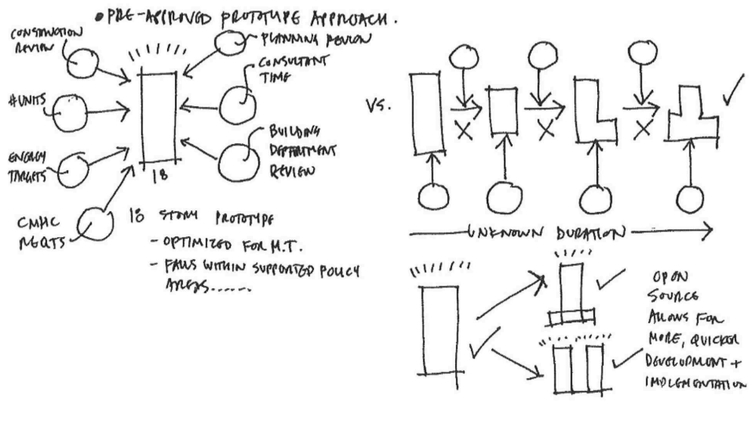


SEPTEMBER 21 | 4:00 PM

MASS TIMBER PROTOTYPE

While this rezoning application is a specific proposal for 7525 Cambie Street, it represents the first step in what could be a prototype approach to housing for sites throughout Vancouver. We are excited to be working with the City in developing a new method of building, but also a new method for review and approvals that can help deliver housing.

COLLABORATION + EXPEDITED PROCESS



City interest in expediting the permitting process:

3-3-3-1 PERMIT PROCESSING TARGETS

In June 2023, Council established the 3-3-3-1 Permit Approval Framework with the following Targets:

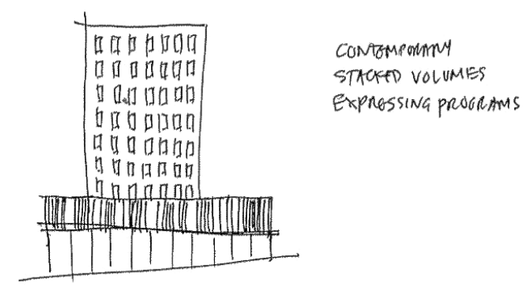
Target A - Home renovations. Three days to approve home renovation permits, including renovations to accommodate mobility and accessibility-related challenges

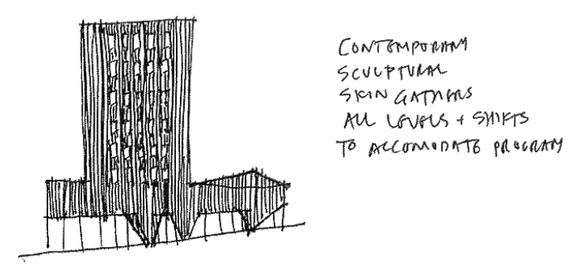
Target B - Detached Homes. Three weeks to approve permits for detached houses (this category includes standalone single family houses, laneway houses and duplexes)

Target C - Small multi-family. Three months to approve permits for professionally designed multi-family and mid-rise projects, for which existing zoning is already in place

Target D - High-rises. One year to approve permits for high-rise or large scale projects

VARIATION

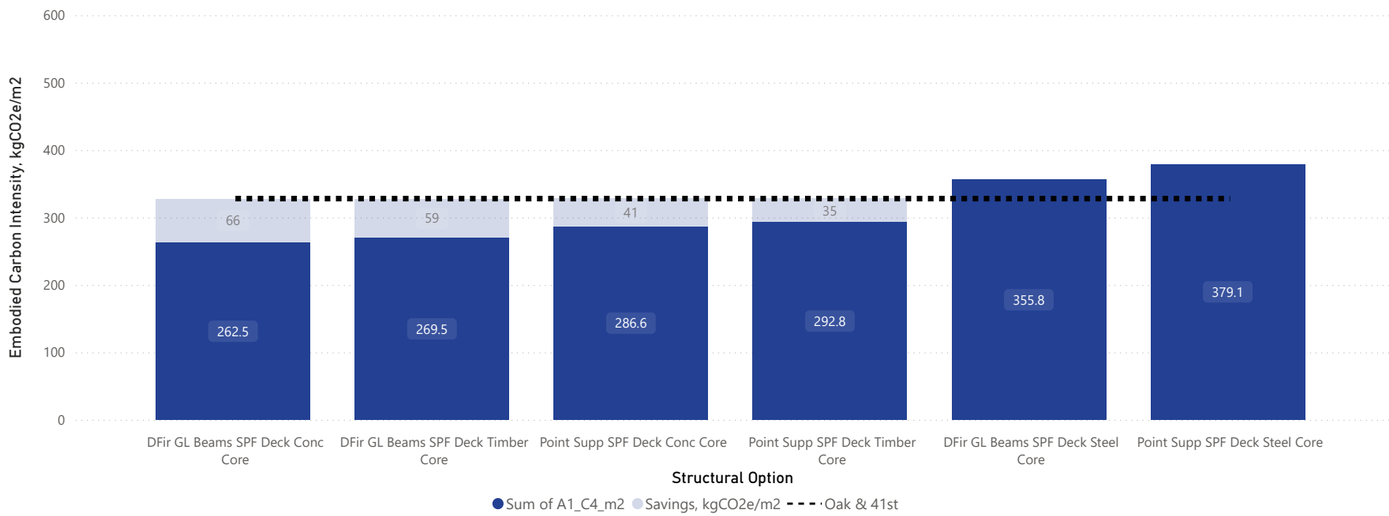




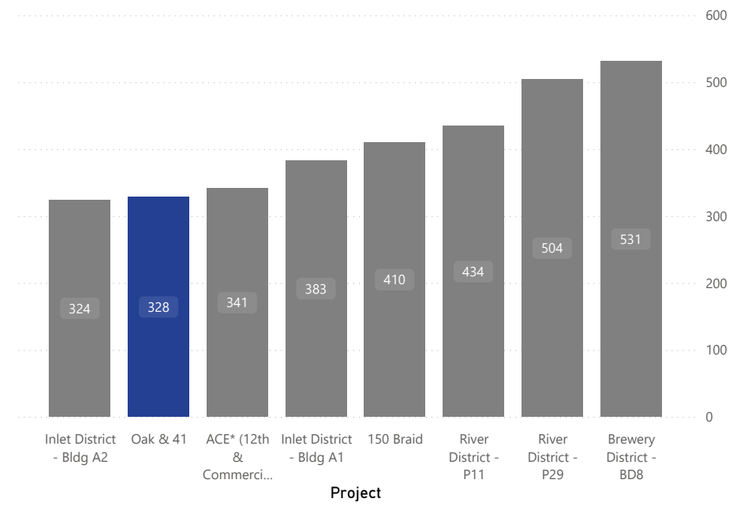
SUSTAINABILITY AND EMBODIED CARBON

10 Over 2 - Structural LCA

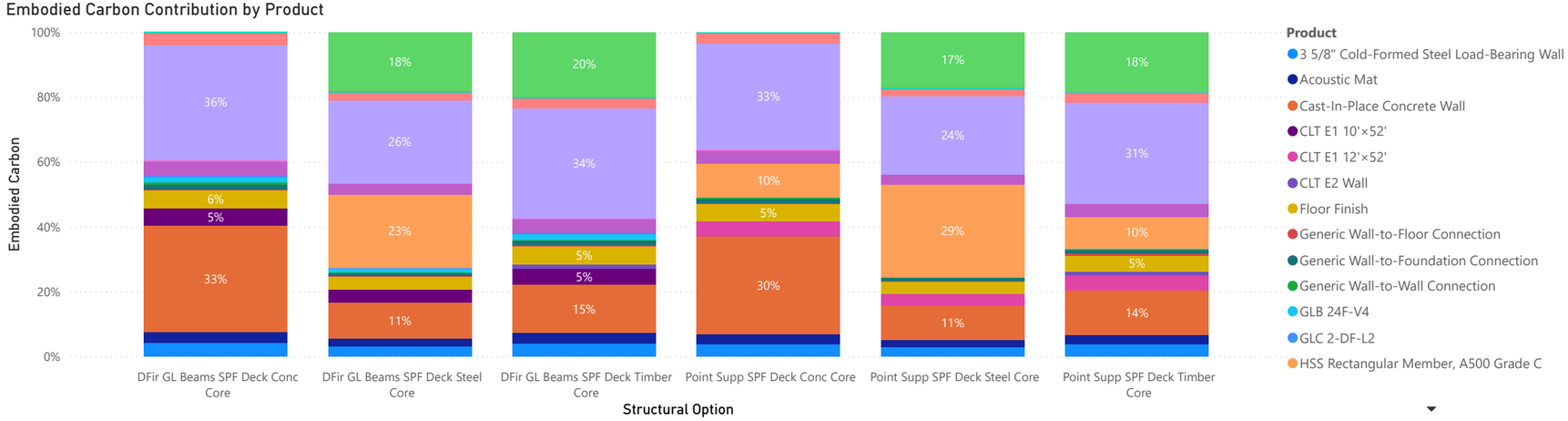
Embodied Carbon Intensity by Structural Option vs. Oak & 41st



Embodied Carbon Intensity of Recent Wesgroup Projects

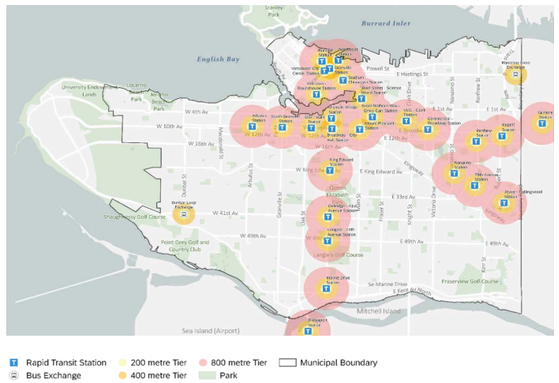


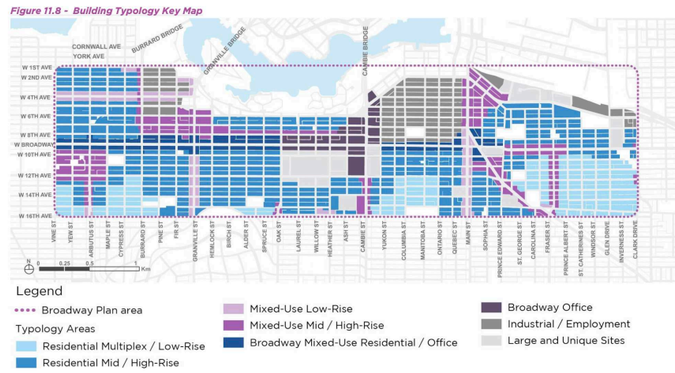
Embodied Carbon Contribution by Product

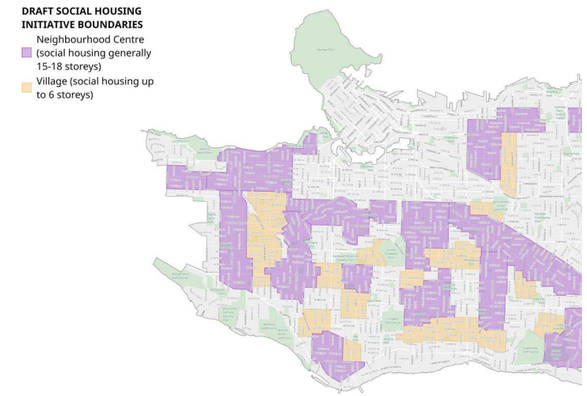


IMPLEMENTATION AND REPLICABILITY

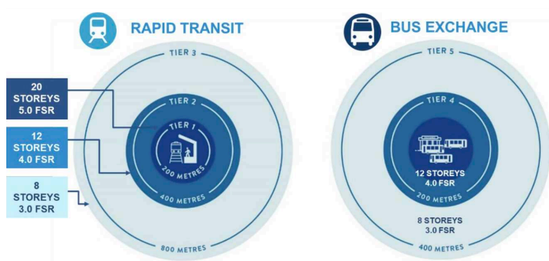
The proposed 12 storey building for 7525 Cambie Street is at a height that is supported throughout a large area of the City, either through TOA sites or through the new Villages. The policy context is already in place to support implementation of this prototype in various neighbourhoods throughout the City.



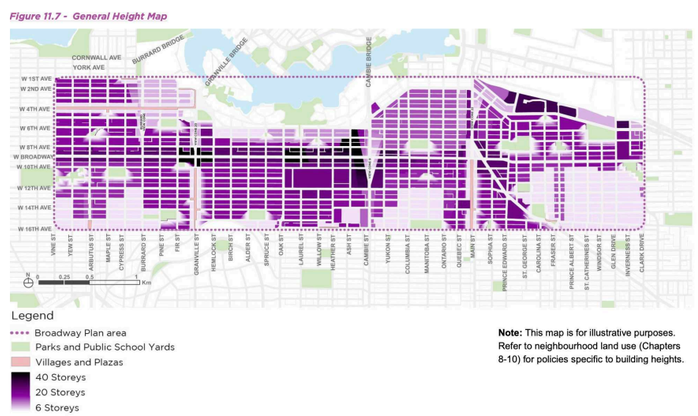




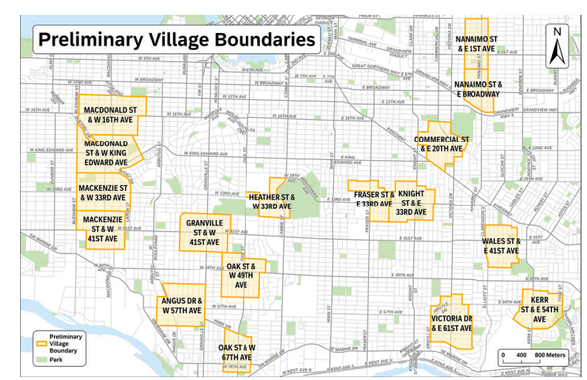
NEW CITY OF VANCOUVER 18-STOREY AFFORDABLE (SOCIAL HOUSING) MAP
PER VANCOUVER PLAN



TRANSIT-ORIENTED AREAS
PER PROVINCIAL LEGISLATION: BILL 47



BUILDING TYPOLOGIES AND HEIGHTS
PER BROADWAY PLAN



PRELIMINARY VILLAGE BOUNDARIES
PER VILLAGES PLANNING PROGRAM

DESIGN FLEXIBILITY

The design for 7275 Cambie responds to the recent design expression along the Cambie Corridor and the width and scale of Cambie Street with a contemporary expression. The proposed design incorporates the tower and level 2 into a singular form that floats above the active ground level and slope of the site. In other locations and villages, alternative design approaches might be more appropriate. The prototype design lends itself to many different expressions that can take clues from neighbourhood context. The characteristics of specific sites including dimensions and topography will also create appropriately scaled podiums and contextual fit.

ALTERNATIVE CONTEMPORARY

ALTERNATIVE TRADITIONAL

ALTERNATIVE MODERN

COMPONENT EVALUATION TABLE

	MATERIAL EFFICIENCY	CONSTRUCTION EFFICIENCY *SPEED + COST*	FUNCTIONALITY / PRACTICALITY	POLICY + POLICY EVOLUTION	REPLICABILITY + VARIABILITY	SOCIAL ASPECT + LIVABILITY
CORE *WOOD / STEEL / CONCRETE / COMBINED*	Typically constructed of concrete. Proposed combination of wood with steel bracing.	Not as fast an all steel core, but more cost effective. Reduced number of trades on site. Construction of core + stair immediately usable by workers on site. More precise than concrete – less adjustments for subsequent trades		Requires stringent fire-resistance measures such as specialized coatings, sprinkler integration, and robust passive protection systems. 3rd Party Structural Peer Review required since CLT shearwalls of this height exceed allowable code limits for high-seismic regions.	Easily replicable and could maintain standard dimension on alternative sites.	Wood with steel bracing would allow for thinner walls and larger units. More locally grown + manufactured structure.
COLUMNS + BEAMS *WOOD / STEEL / CONCRETE / COMBINED*	Efficient layouts requires less columns and beams. Wood columns and beams proposed as an alternative to concrete and steel. Lighter weight leading to reduced foundation needs (concrete). Prefabricated wood components resulting in less material waste on site. A renewable resource.	Faster delivery with reduced on-site labour and time. Lighter weight leading to reduced foundations also saving time and money. Higher insurance costs with inherent fire and water risks.	Mass timber performs well with specific load requirements, supporting long spans and heavy loads.	Requires stringent fire-resistance measures such as specialized coatings, sprinkler integration, and robust passive protection systems. Per BCBC 2024, 50min encapsulation for Mass Timber allows for 35% maximum exposure w.r.t. total wall area of suite perimeter wall.	Easily replicable on alternative sites. Depending on the layout, columns can be embedded within walls and beams within floor slabs.	Partial exposure of wood material offers a warm, natural aesthetic as an interior or exterior finish. Strategic location of beams could enable higher than normal ceiling heights between beams.

COMPONENT EVALUATION TABLE

	MATERIAL EFFICIENCY	CONSTRUCTION EFFICIENCY *SPEED + COST*	FUNCTIONALITY / PRACTICALITY	POLICY + POLICY EVOLUTION	REPLICABILITY + VARIABILITY	SOCIAL ASPECT + LIVABILITY
ENVELOPE + FACADE	Proposed prefabricated steel stud wall panels help to reduce material waste. Lightweight + reduces loads for structural system.	Much faster to assemble. Wall panels craned into place, enabling floor s to be sealed to weather quickly, allowing interior work to commence quickly.	Exterior wall assemblies are better controlled with a prefabricated panel. Relatively conventional assembly reduces risk + makes future maintenance simpler.		Easily replicable on alternative sites. Ability to create variability through exterior cladding material + window design.	Window sizes + locations based on plan to optimize light + views.
PODIUM STRUCTURE *LEVEL 1-2 CONCRETE*	Proposed in concrete with the potential to be done in wood.	Concrete structural column grid stacked from P1-L2 to avoid transfers + additional concrete volume.	L1 + L2 to generally house all of the supporting programs allows for an efficient planning of the podium. L1 to be focused on the public realm + specificities of site topography while L2 is more secure and private. Concrete structure more conducive to supporting generators, mechanical equipment for acoustics + vibration control. Concrete less risk for water ingress from podium landscaping + stormwater detention		Easily replicable approach on alternative sites. Ability for podium to respond to various site conditions in form (larger / smaller / steep / irregular in plan) and through program (mixed-use) Conventional approach to ground plane ties into conventional underground structure + tie ins to services.	Concrete provides predictable shell for future retail tenants + supports varied mixed uses.

COMPONENT EVALUATION TABLE

	MATERIAL EFFICIENCY	CONSTRUCTION EFFICIENCY *SPEED + COST*	FUNCTIONALITY / PRACTICALITY	POLICY + POLICY EVOLUTION	REPLICABILITY + VARIABILITY	SOCIAL ASPECT + LIVABILITY
TOWER PLATE / UNIT MIX	Simple shape maximizes envelope efficiency. Target unit mix achieved per floor, ensuring towers of any height meet policy.	Much faster than with custom layouts from floor to floor. Stacked units simplify structure + plumbing stacks.	Stacked, rectangular tower plate allows for well laid out, livable units. Larger family units at the corner ensuring sufficient natural exposure to indoor spaces.	Larger plant (8,000 SF) required to support unit mix + livable units.	Easily replicable tower plate on alternative sites.	Unit mix per floor encourages interaction between different types of tenants.
STORAGE *PRIVATE VS. SHARED*	Storage in dedicated rooms in podium rather than in suite.	Less walls, doors within suites	Shared storage allows for an efficient layout of storage lockers on L2, with better accessibility + flexibility of goods stored.	Exclusion of above grade shared storage including circulation providing access to storage.	Alternative unit layouts with in-suite storage could be achieved. L2 storage units can then remain as storage or be converted to a different site specific use.	Less convenient for direct access within units, however, allows for potentially larger storage lockers on L2 and an overall more efficient unit layout. Supports more accessibility / adaptability / livability within units of same leasable area.

COMPONENT EVALUATION TABLE

	MATERIAL EFFICIENCY	CONSTRUCTION EFFICIENCY *SPEED + COST*	FUNCTIONALITY / PRACTICALITY	POLICY + POLICY EVOLUTION	REPLICABILITY + VARIABILITY	SOCIAL ASPECT + LIVABILITY
OPEN SPACE *OUTDOOR; COMMON AREA VS. PRIVATE BALCONIES*	Reduction of materials required to construct individual private balconies for each unit.	Construction is quicker and cost effective without the need for balconies. Envelope simpler w/ less penetrations.	Generous open space more useful than small individual balcony.	With the elimination of private balconies, the minimum required of 2.0 + 4.5 SM of combined private + amenity outdoor space per unit is provided.	Easily replicable on alternative sites.	Juliet balconies are proposed in lieu of full-sized private balconies allowing for residents to open doors to the exterior. Larger common areas encourages interaction, providing opportunities for residents to meet, socialize, and build a sense of community.
AMENITY *INDOOR*	Indoor integrated within tower plate + structure.	Contained within tower rather than additional rooftop level or pavilion on podium.	Large L2 indoor amenity allows for secured and directly related access to a large outdoor rooftop amenity. Larger amenity spaces instead of smaller ones allows for more variation of uses which includes the potential for smaller sub spaces.	Potentially minimum indoor and outdoor amenity sizes to ensure functionality / practicality Future iterations could propose amenity within L3	Easily replicable approach on alternative sites. Potential for tower rooftop amenity	Smaller unconsidered indoor and outdoor spaces are often neglected an unused by residents. Larger indoor amenity is suitable for this climate, while larger outdoor amenity allows for more diverse landscaping that can be enjoyed from an outdoor and indoor visual experience.

COMPONENT EVALUATION TABLE

	MATERIAL EFFICIENCY	CONSTRUCTION EFFICIENCY *SPEED + COST*	FUNCTIONALITY / PRACTICALITY	POLICY + POLICY EVOLUTION	REPLICABILITY + VARIABILITY	SOCIAL ASPECT + LIVABILITY
PARKING + BIKES *OFF LANE, P1, P2*	Single level of underground parking means less concrete. Elimination of an additional elevator stop and vestibule at the P2 level. Elimination of need for secondary gate if all commercial vehicle parking can be surface level.	Faster with less excavation time required. Reduction of excavation and concrete equates to cost savings.	Reduced driving time to access parking stalls. Parking gate can be pushed out further to the lane, discouraging encampment. More efficient layout for bike parking on L2, not having to factor in drive aisles.	Seek exclusion of above base surface circulation required to access bike storage. Bicycle storage excluded from computation of floor area.	Easily replicable on alternative sites.	Safer and direct access to bike parking (not having to access the parking ramp / drive aisle).
MECHANICAL SYSTEMS *L1, L2*		Less complicated concrete parkade layout leads to a reduction of construction time and cost. Sequencing of equipment delivery later in construction stage, easier to procure in time.	L2 designated as a support level. Freight elevator also doubles for bike access. Easier to access + maintain outside of parkade. Easier to vent directly to exterior requiring less shaft space + fans.	Heating and mechanical equipment above base surface excluded from computation of floor area.	Easily replicable approach on alternative sites. Larger sites may allow for even more efficient layouts.	Mechanical systems are still located below a thick slab, providing sufficient exposure and acoustical separation from units.

COMPONENT EVALUATION TABLE

	MATERIAL EFFICIENCY	CONSTRUCTION EFFICIENCY *SPEED + COST*	FUNCTIONALITY / PRACTICALITY	POLICY + POLICY EVOLUTION	REPLICABILITY + VARIABILITY	SOCIAL ASPECT + LIVABILITY
STORMWATER MANAGEMENT *DETENTION TANK AND BIOSWALES*	Less concrete required as detention tank is embedded within building structure.	Excavation not required, reducing construction time and cost.	Located on L2, can make use of the tall ceiling heights leading to a potentially smaller footprint.	Possible to include tier 1 system?	Easily replicable approach on alternative sites.	Encourages robust planting + connection to nature for residents.